

Courtesy Of Beverly Bremness Of Re/max Elite

# **\$334,900 - # 315 10403 98 Avenue, Edmonton**

MLS® #E4123969

## **\$334,900**

3 Bedroom, 2.00 Bathroom, 1,240 sqft

Condo / Townhouse on 0 Acres

Downtown\_EDMO, Edmonton, AB

WOW is what you will say! Absolutely spotless clean! New paint, new flooring! Over 1239 sq ft of living in this three bedroom third floor unit. The master bedroom will hold your king sized suite, has a walk thru closet and large 3 pce ensuite. The second bedroom and huge den gives opportunity for a 3 bedroom home. If space is what you need the dining room offers a place for a huge table and additional space for a computer work area. Kitchen is packed with lots of cupboards and counter space. In-suite laundry is a huge plus with a stackable washer/dryer included! This home is situated on the 3rd floor, west facing and overlooking the tree filled courtyard. Only steps away from the heart of downtown and the river valley, quick access to U of A makes it the perfect location. TWO TITLED parking stalls are included with this home - in heated underground parkade complete with car wash. Amenities include fitness room, party room, outdoor patio/BBQ area. Pets under 40 lbs approved by board are welcome!

Built in 2003

## **Essential Information**

MLS® #	E4123969
Price	\$334,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,240
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	ACTIVE

### Community Information

Address	# 315 10403 98 Avenue
Area	Edmonton
Subdivision	Downtown_EDMO
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2Y5

### Amenities

Features	Car Wash, Exercise Room, Handicap Access, Intercom, Laundry-In-Suite, Parking-Visitor, Secured Parking, Security Door
Parking	Heated, Parkade, Underground

### Interior

Interior	Laminate Flooring, Linoleum
Interior Features	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard
Basement	None, No Basement
# of Stories	1

### Exterior

Exterior	Stone, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### Additional Information

Condo Fee	\$506
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Listing information last updated on June 20th, 2019 at 9:31am MDT